

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, DECEMBER 5, 2001**

UNAPPROVED DRAFT
Completed 2/25/02

PRESENT: Walter L. Alcorn, Commissioner At-Large
John R. Byers, Mount Vernon District
Joan M. DuBois, Dranesville District
Janet R. Hall, Mason District
Suzanne F. Harsel, Braddock District
John B. Kelso, Lee District
Ronald W. Koch, Sully District
Ilryong Moon, Commissioner At Large
John M. Palatiello, Hunter Mill District
Linda Q. Smyth, Providence District
Laurie Frost Wilson, Commissioner At-Large

ABSENT: Peter F. Murphy, Jr., Springfield District

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The meeting was called to order at 8:22 p.m. by Vice Chairman John R. Byers.

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COMMISSION MATTERS

Commissioner Byers announced his intention to take action on application SE-01-V-033 , F&M Trust Co., Thomas H. Kirk, Trustee, on Wednesday, December 12, 2001 instead of the previously announced date of Thursday, December 13, 2001. He requested that staff notify the appropriate personnel of this change.

There being no objection, it was SO ORDERED.

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Commissioner Alcorn announced that the Development Criteria Review Committee would meet again on Wednesday, December 12, 2001 at 7:30 p.m. in the Board Conference Room to discuss a proposed outreach program.

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FS-P01-52 - XM SATELLITE RADIO - 9411 Lee Highway

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE TELECOMMUNICATIONS FACILITY PROPOSED

BY XM SATELLITE FOR THE APARTMENT BUILDING LOCATED AT 9411 LEE HIGHWAY, IS IN CONFORMANCE WITH RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioner Murphy absent from the meeting.

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ORDER OF THE AGENDA

Secretary Harsel set the following order for the agenda:

1. 2232-H00-39 - VOICESTREAM WIRELESS
2. CSPA-90-C-006-3 - PLAZA AMERICA DEVELOPMENT CORP.
3. CSP-1999-HM-037 - TST WATERVIEW I LLC, TST WOODLAND LLC
4. PCA-85-S-013-3 - SULLY STATION, LLC
PCA-84-S-027-6 - SULLY STATION, LLC
FDPA-84-S-027-4 - SULLY STATION, LLC
SE-01-Y-040 - SULLY STATION, LLC
5. 2232-V01-25 - KSI

This order was accepted without objection.

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2232-H00-39 - VOICESTREAM WIRELESS - Appl. to construct a telecommunications facility, consisting of a 125-ft. tall monopole, panel antennas, & equipment cabinets, on the grounds of South Lakes High School, located at 11400 South Lakes Dr., Reston. The proposed monopole will replace an existing athletic field light pole between the football & baseball fields, & will be designed for the future accommodation of two telecommunications service providers. Tax Map 26-2((18))7, 8. HUNTER MILL DISTRICT. PUBLIC HEARING.

Commissioner Palatiello asked that Vice Chairman Byers ascertain whether there were any speakers for this application. There being none, he asked that presentations by staff and the applicant be waived and the public hearing closed. No objections were expressed, therefore Vice Chairman Byers closed the public hearing and recognized Commissioner Palatiello for action on this case. (A verbatim transcript is in the date file.)

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Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION DETERMINE THAT APPLICATION 2232-H00-39 BE FOUND TO BE IN ACCORDANCE WITH THE COMPREHENSIVE PLAN, PURSUANT TO SECTION 15.2-2232 OF THE *CODE OF VIRGINIA* AND IN SUBSTANTIAL ACCORD WITH THE PLAN WITH REGARD TO CHARACTER, LOCATION AND EXTENT.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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CSPA-90-C-006-3 - PLAZA AMERICA DEVELOPMENT CORP. -
Appl. to amend the previously approved Comprehensive Sign Plan for RZ-90-C-006 to permit a revised CSP for office, retail & secondary uses on property located at 11600-11710 Plaza America Dr. on approx. 26.0 ac. zoned PDC. Tax Map 17-4((1))8B & 17-4((27))1-5. HUNTER MILL DISTRICT. PUBLIC HEARING.

Ms. Molly Harbin, a planner with McGuire Woods LLP, reaffirmed the affidavit dated November 28, 2001. There were no disclosures by Commission members.

Mr. Fran Burnsynski, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the application.

Ms. Harbin commented on the efforts put forth by staff and the applicant to reach the compromises embodied in the current application. She noted that the Planning and Zoning Committee of the Reston Citizens Association supported the application.

Vice Chairman Byers called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There being no comments or questions from the Commission or closing staff remarks, he closed the public hearing and recognized Commissioner Palatiello for action on this case. (A verbatim transcript is in the date file.)

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Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION APPROVE CSPA-90-C-006-3, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED DECEMBER 3, 2001.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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CSP-1999-HM-037 - TST WATERVIEW I LLC, TST WOODLAND LLC - Appl. under Sect. 12-210 of the Zoning Ord. for approval of a Comprehensive Sign Plan for office development approved in RZ-1999-HM-037 on property located generally in the S.E. quadrant of the intersection of the Dulles Airport Access Rd. & Centreville Rd. on approx. 23.38 ac. zoned PDC. Tax Map 16-3((1))29C1&29D; 16-3((1))7. HUNTER MILL DISTRICT. PUBLIC HEARING.

Ms. Elizabeth Baker, a planner with Walsh, Colucci, Stackhouse, Emrich & Lubeley, reaffirmed the affidavit dated June 15, 2001. There were no disclosures by Commission members.

Commissioner Palatiello asked that Vice Chairman Byers ascertain whether there were any speakers for this application. There being none, he asked that presentations by staff and the applicant be waived and the public hearing closed. No objections were expressed, therefore Vice Chairman Byers closed the public hearing and recognized Commissioner Palatiello for action on this case. (A verbatim transcript is in the date file.)

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Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION APPROVE CSP-1999-H-037, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED DECEMBER 4, 2001.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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PCA-85-S-013-3 - SULLY STATION, LLC - Appl. to amend the proffers for RZ-85-S-013 to permit commercial use w/overall FAR of 0.24 on property located on the S. side of Stonecroft Blvd., approx. 500 ft. S.E. of the intersection of Westfields Blvd. & Stonecroft Blvd. on approx. 1.22 ac. zoned C-5 & WS. Comp. Plan Rec: Retail at .25 FAR. Tax Map 44-3((7))B3 pt. (Concurrent w/FDPA-84-S-027-4, PCA-84-S-027-6 & SE-01-Y-040.) SULLY DISTRICT

PCA-84-S-027-6 - SULLY STATION, LLC - Appl. to amend the proffers for RZ-84-S-027 to permit commercial use w/an overall FAR of 0.24 on property located in the N.E. quadrant of the intersection of Westfields Blvd. & Sequoia Farms Dr. on approx. 13.14 ac. zoned PDH-3 & WS. Comp. Plan Rec: Retail at .25 FAR. Tax Map 44-3((7)) B3 pt. (Concurrent w/FDPA-84-S-027-4, PCA-85-S-013-3 & SE 01-Y-040.) SULLY DISTRICT.

PCA-85-S-013-3 - SULLY STATION, LLC
PCA-84-S-027-6 - SULLY STATION, LLC
FDPA-84-S-027-4 - SULLY STATION, LLC
SE-01-Y-040 - SULLY STATION, LLC

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FDPA-84-S-027-4 - SULLY STATION, LLC - Appl. to amend the final development plan for RZ-84-S-027 to permit commercial uses on property located in the N.W. quadrant of the intersection of Westfields Blvd. & Sequoia Farms Dr. on approx. 13.14 ac. zoned PDH-3 & WS. Tax Map 44-3 ((7))B3 pt. (Concurrent w/PCA-84-S-027-6, PCA-85-S-013-3 & SE-01-Y-040.) SULLY DISTRICT.

SE-01-Y-040 - SULLY STATION, LLC - Appl. under Sect. 6-105 of the Zoning Ord. to permit fast food restaurants in an existing shopping center on property located at 5051-5149 Westfields Blvd. on approx. 14.35 ac. zoned PDH-3, C-5 & WS. Tax Map 44-3((7))B3. (Concurrent w/ PCA-85-S-013-3, PCA-84-S-027-6 & FDPA-84-S-027-4.) SULLY DISTRICT.
JOINT PUBLIC HEARING.

Jonathan Rak, Esquire, with McGuire, Woods LLP, reaffirmed the affidavit dated November 14, 2001. There were no disclosures by Commission members.

Ms. Denise Thomas, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

Commissioner Koch announced his intention to defer the decision on these cases to allow time for further review of recently submitted development conditions. He noted that the changes had been made to address concerns raised by the Western Fairfax County Citizens Association (WFCCA).

In response to questions from Commissioner Smyth, Ms. Thomas explained how the zoning of properties in the area had been changed over the years and how those changes affected the original proffer prohibiting fast food uses. She noted that a Subway sandwich shop was currently operating in the shopping center.

Mr. Rak concurred with Ms. Thomas' explanation of the zoning changes in the past. He noted that these applications would clear up the confusion over what was allowed in the shopping center and what was not. He stated that the applicant had met with the WFCCA as well as the Sully Station Community Association and had revised the development conditions several times at their requests. Mr. Rak noted that the one unresolved issue involved a proposed sign. He distributed a series of photographs (copies in date file) depicting the wall where the sign would be placed. He maintained that the externally illuminated sign proposed by the applicant would not adversely affect the nearby residential community.

PCA-85-S-013-3 - SULLY STATION, LLC
PCA-84-S-027-6 - SULLY STATION, LLC
FDPA-84-S-027-4 - SULLY STATION, LLC
SE-01-Y-040 - SULLY STATION, LLC

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Mr. Rak responded to questions from Commissioners Koch and Harsel regarding previous signs on the same wall.

In response to questions from Commissioner Smyth, Mr. Rak explained how any loitering problems could and should be handled and how often the parking lot was cleaned.

Vice Chairman Byers called the first listed speaker and recited the rules for public testimony.

Mr. Craig Trumbull, 14533 South Hills Court, Centreville, representing the Sully Station Community Association, said that he was originally opposed to any fast food uses in the shopping center, but had resigned himself to the fact that fast food was probably going to be approved. He added that the community was concerned about loitering and was opposed to an illuminated sign.

Ms. Donna Matallana, 5127 Woodfield Drive, Centreville, also expressed her opposition to an illuminated sign. She concurred with Mr. Trumbull's remarks regarding loitering and mentioned her concern that trash in and around the shopping center would increase with the approval of a fast food use.

Ms. Matallana responded to questions from Commissioners Koch and Hall regarding her personal experiences with loiterers.

There being no further speakers, Vice Chairman Byers called upon Mr. Rak for a rebuttal.

Mr. Rak assured the Commission that the applicant would continue to work with citizens, the shopping center management and police to address their concerns regarding loitering and trash.

In response to questions from Commissioner Koch, Mr. Rak said the applicant would agree to placement of a sign prohibiting loitering, skateboarding and other objectionable activities.

Commissioner Hall suggested that the applicant consider hiring a private security guard.

There being no further comments or questions from the Commission or closing staff remarks, Vice Chairman Byers closed the public hearing and recognized Commissioner Koch for a deferral motion. (A verbatim transcript is in the date file.)

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Commissioner Koch MOVED THAT APPLICATIONS SE-01-Y-040, PCA-85-S-013-3, PCA-84-S-027-6, AND FDPA-84-S-027-4 BE DEFERRED FOR DECISION ONLY, LEAVING THE RECORD OPEN FOR WRITTEN COMMENT UNTIL DECEMBER 6, 2001.

PCA-85-S-013-3 - SULLY STATION, LLC
PCA-84-S-027-6 - SULLY STATION, LLC
FDPA-84-S-027-4 - SULLY STATION, LLC
SE-01-Y-040 - SULLY STATION, LLC

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Commissioner Hall seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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Prior to the next case in the Mount Vernon District, Secretary Harsel assumed the Chair.

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2232-V01-25 - KSI - Appl. under provisions of Sects. 15.2-2204 & 15.2-2232 of the *Code of Virginia* to construct a sanitary pump station, gravity sanitary sewer & force main in Lorton. The proposed pump station is located S. of Sanger St., W. of I-95 & E. of the Giles Run stream valley. The proposed 3,324 linear ft. of 15-in. gravity sanitary sewer generally runs from N. to S. near the Giles Run stream valley between Fourth Pl. & the proposed pump station. The total length of the proposed 10-in. force main is approx. 1,706 linear ft. The proposed force main generally runs S. to N. parallel to I-95 from the proposed pump station to the southern end of Sanger St. Near the southern end of Sanger St., the proposed force main generally runs W. to E., crossing I-95 & the RF&P Railroad, & ends near Gunston Cove Rd where it will connect to an approved, to be constructed, gravity sewer line. Tax Map 107-3((1))13, 14, 15, 16;((3))43; 107-4 ((1))85A; 113-2((1))1, 2. MT. VERNON DISTRICT. PUBLIC HEARING.

Ms. Pam Nee, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

In response to questions from Commissioner Wilson, Ms. Nee said that the proposed sewer line would cross both public and private properties and that the applicant could elaborate further.

Ms. Karen Arnold, agent for the applicant, explained that KSI was proposing to construct this public facility for the County in conjunction with the Lorton Valley projects previously approved by the Planning Commission and Board of Supervisors. She stated that KSI either owned or had obtained easements for the properties along the proposed sewer route. She added that the Federation of Lorton Communities supported the application and the Mount Vernon Council had voted not to oppose it.

In response to questions from Commissioner Wilson, Ms. Arnold said that the proposed sewer line required a 25-foot permanent easement with an additional 7 ½-foot temporary easement on each side during construction and that the entire line would be routed through open space.

In response to questions from Commissioner Wilson, Mr. Blake Smith, with Bowman Consulting Group, engineers for the applicant, explained that jack and boring operations under Giles Run would have approximately three or four feet of minimum cover. He said he did not know if any portion of the subject property was a groundwater recharge area. He added that a geotechnical engineer and an environmental consultant had been retained to ensure protection of natural resources during construction. Mr. Smith also explained that erosion control measures would remain in place until the work was finished and the County's inspectors approved their removal. He added that contractors would be required to inspect and clean out the erosion control facilities at least once every seven days.

Secretary Harsel called for speakers from the audience, but received no response. She noted that no rebuttal was necessary. There being no further comments or questions from the Commission or closing staff remarks, she closed the public hearing and recognized Commissioner Byers for action on this case. (A verbatim transcript is in the date file.)

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Commissioner Byers MOVED THAT THE PLANNING COMMISSION APPROVE, IN ACCORDANCE WITH SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*, THE PROPOSAL BY KSI TO CONSTRUCT A SANITARY PUMP STATION, 3,325 FEET OF 15-INCH GRAVITY SANITARY SEWER AND 1,706 FEET OF 10-INCH FORCE MAIN SOUTH OF SANDER STREET, NEAR I-95 IN LORTON, AND FIND IT TO BE SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN.

Commissioners Hall and Wilson seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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Vice Chairman Byers resumed the Chair and adjourned the meeting.

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The meeting was adjourned at 9:26 p.m.
Peter F. Murphy, Jr., Chairman
Suzanne F. Harsel, Secretary

For a verbatim record of this meeting, reference may be made to the audio and video recordings which may be found in the Office of the Planning Commission of Fairfax County, Virginia.

Minutes by: Gloria L. Watkins
Approved on:

Mary A. Pascoe, Clerk to the
Fairfax County Planning Commission